

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
<g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls>
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0341112653
Comm # (no dashes):	53221340272
County:	Milwaukee
Region:	Southeast
Site name:	Emjay Station
Street Address:	5072 S 27th St
City:	Milwaukee
Final Closure Date	2002-05-24
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	687355.000000000
Northing (Y):	277577.000000000
Collection Method:	Other
Scale or Resolution:	1:4,859
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Linda Michalets
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

May 24, 2002

Mr. James Sweet
Emjay Investments, LLC
Two Plaza East, Suite 1150
330 East Kilbourn Avenue
Milwaukee, WI 53202

RE: **Final Closure**

Commerce # 53221-3402-72 **WDNR BRRTS # 03-41-112653**
Emjay Station, 5072 South 27th Street, Milwaukee

Dear Mr. Sweet:

The Wisconsin Department of Commerce (Commerce) received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read 'L.M. Michalets', with a long, sweeping horizontal line extending to the right.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Dr. Pratap N. Singh, K. Singh & Associates, Inc.
Case File

8218344

Document Number

NOTICE OF CONTAMINATION TO
PROPERTYREGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 8:08 AM

12-06-2002

WALTER H. BARCZAK
REGISTER OF DEEDS

AMOUNT 19.00

Recording Area

Name and Return Address

James A. Sweet
Emjay Investments, LLC
Two Plaza East - Suite 1150
330 E. Kilbourn Ave.
Milwaukee, WI 53202

623-9653-100-9

Parcel Identification Number (PIN)

Legal Description of the Property: In re:

(as it appears on the most recent deed)

That part of the South Ten (10) acres of the Northwest One-quarter (1/4) of Section Thirty (30), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the South West corner of said Northwest of Section 30-6-22 East; thence East on the South line of said Section, 200.00 feet to a point; thence North and parallel to the West line of said 1/4 Section, 10 rods or 165 feet to a point; thence West on a line which is 10 rods or 165.00 feet North of and parallel to the South line of said 1/4 Section to the West line of said 1/4 Section; thence South on said West line of said 1/4 Section, 10 rods or 165.00 feet to the place of beginning, excepting the West 80 feet thereof. Excepting that part of the Northwest One-quarter (1/4) of Section Thirty (30), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, described as follows: Commencing at a point 30 feet North of the South line and 80 feet East of the West line of said 1/4 Section, said point being the point of intersection of the present North line of West Edgerton Avenue and the present East line of South 27th Street; running thence East and parallel to the South line of said 1/4 Section, 120.00 feet to a point; thence North and parallel to the West line of said 1/4 Section, 15.00 feet to a point; thence West and parallel to the South line of said 1/4 Section, 120.00 feet to a point in said East line of South 27th Street; thence South along said East line of South 27th Street, 15.00 feet to the point of commencement.

STATE OF WISCONSIN)

) SS

COUNTY OF MILWAUKEE)

Section 1. EMJAY Investments, LLC is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred on this property. Groundwater with petroleum contaminant concentrations above NR 140, Wisconsin Administrative Code (Wis. Adm. Code), enforcement standards and soil with contaminant concentrations above NR 720, Wis. Adm. Code, residual contaminant levels are present on the property. A site figure depicting the estimated area of contaminated soil, and tables of soil and groundwater laboratory analytical data are attached.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains primarily in the dispenser island areas. It has been shown that the contaminant levels are protective of human health and the environment. If the contaminated soil is excavated in the future, it may be considered a solid waste and must be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make

REEL

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IMAGE

0035

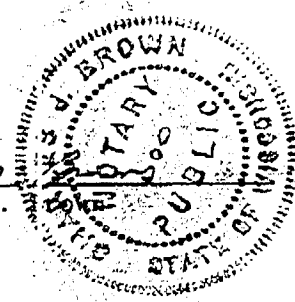
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a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 18th day of January, 2002.

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Emjay Investments, LLC

Signature: _____

James A. SweetPrinted Name: JAMES A. SWEETTitle: MemberSubscribed and sworn to before me this 18th day of January, 20 02.Notary Public, State of WisconsinMy commission April 4, 2005Charles J. Brown
Charles J.

This document was drafted by the Wisconsin Department of Commerce.

REEL

5258

IMAGE

0036

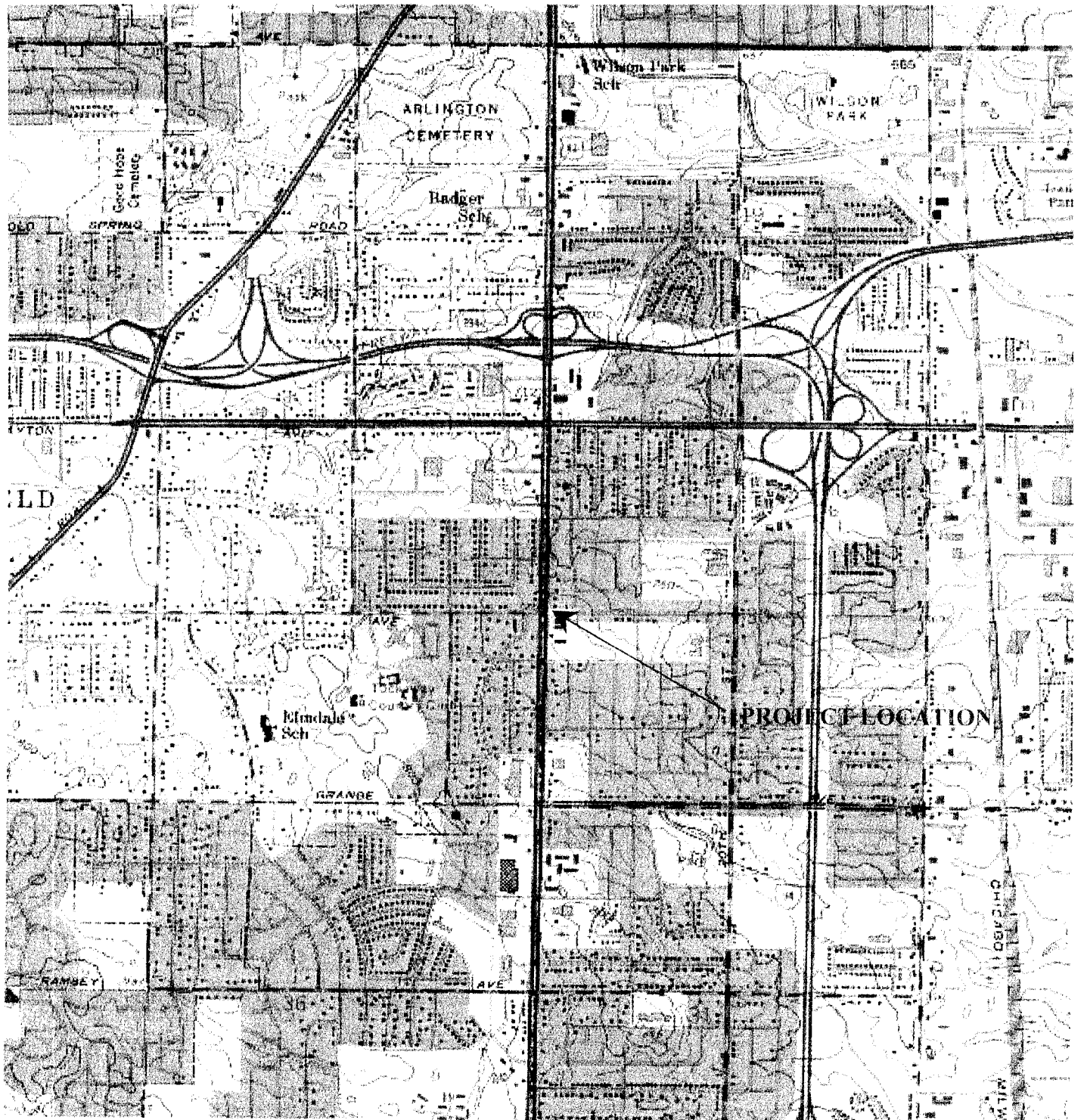
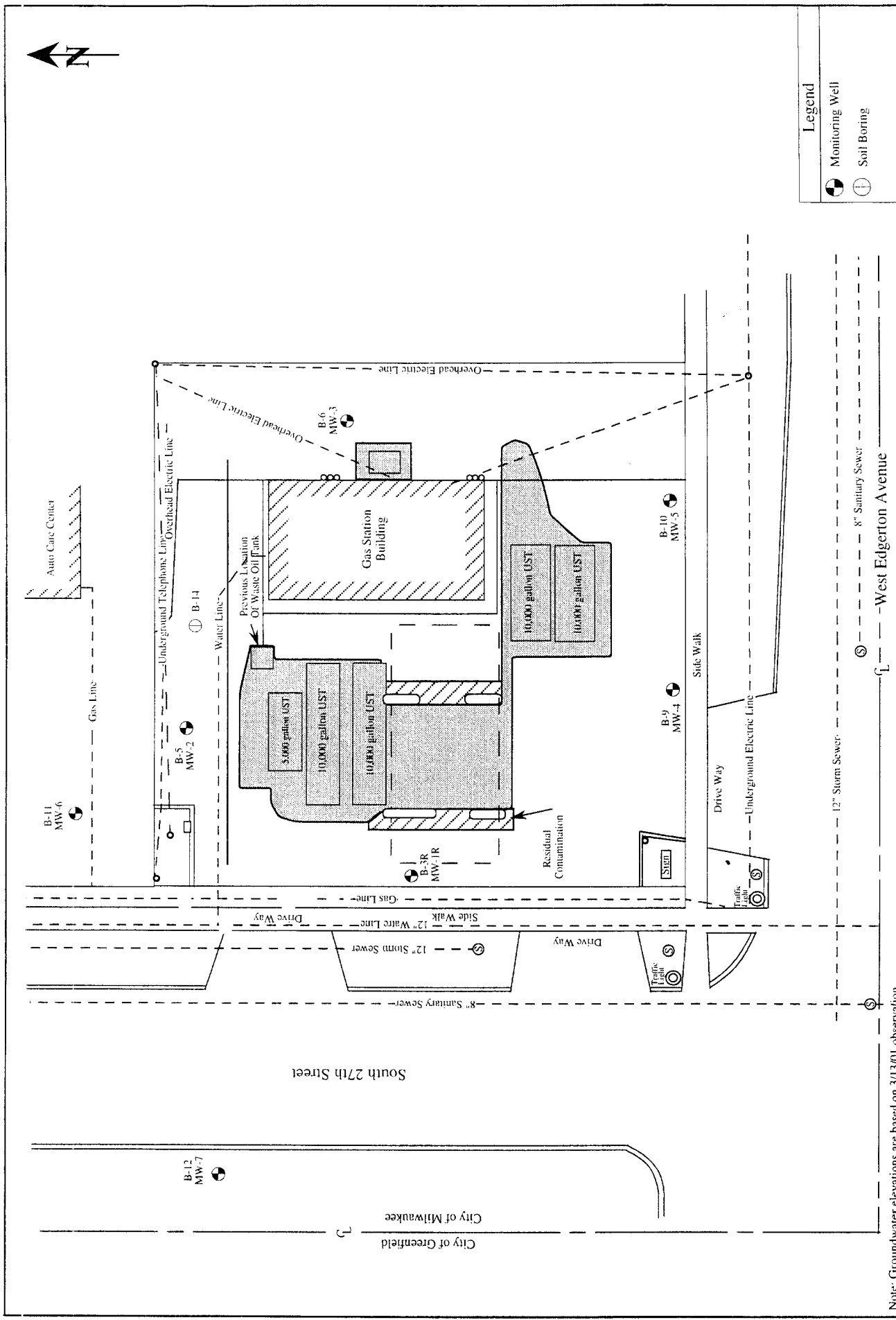
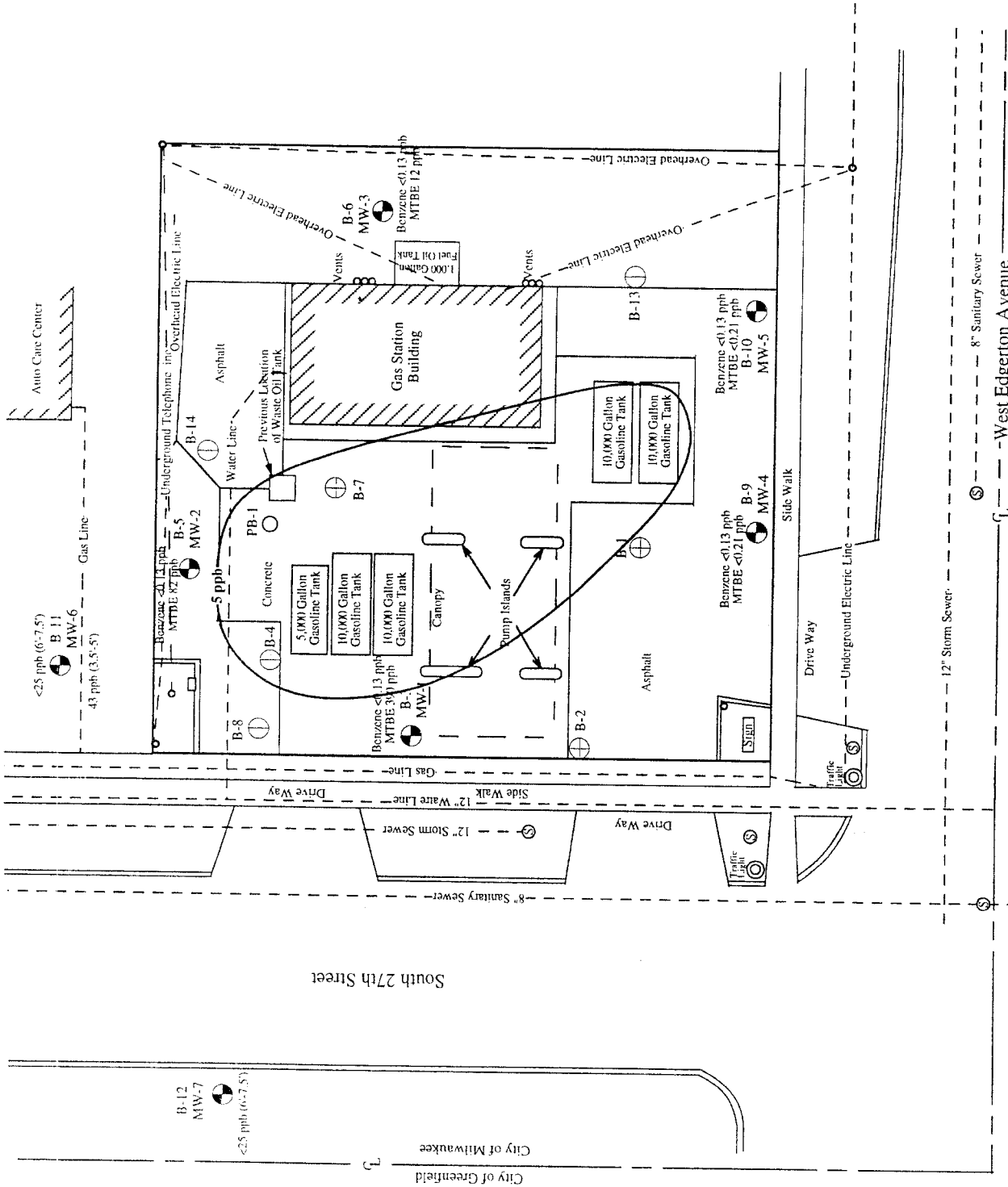


Figure 1 – Project Location Map

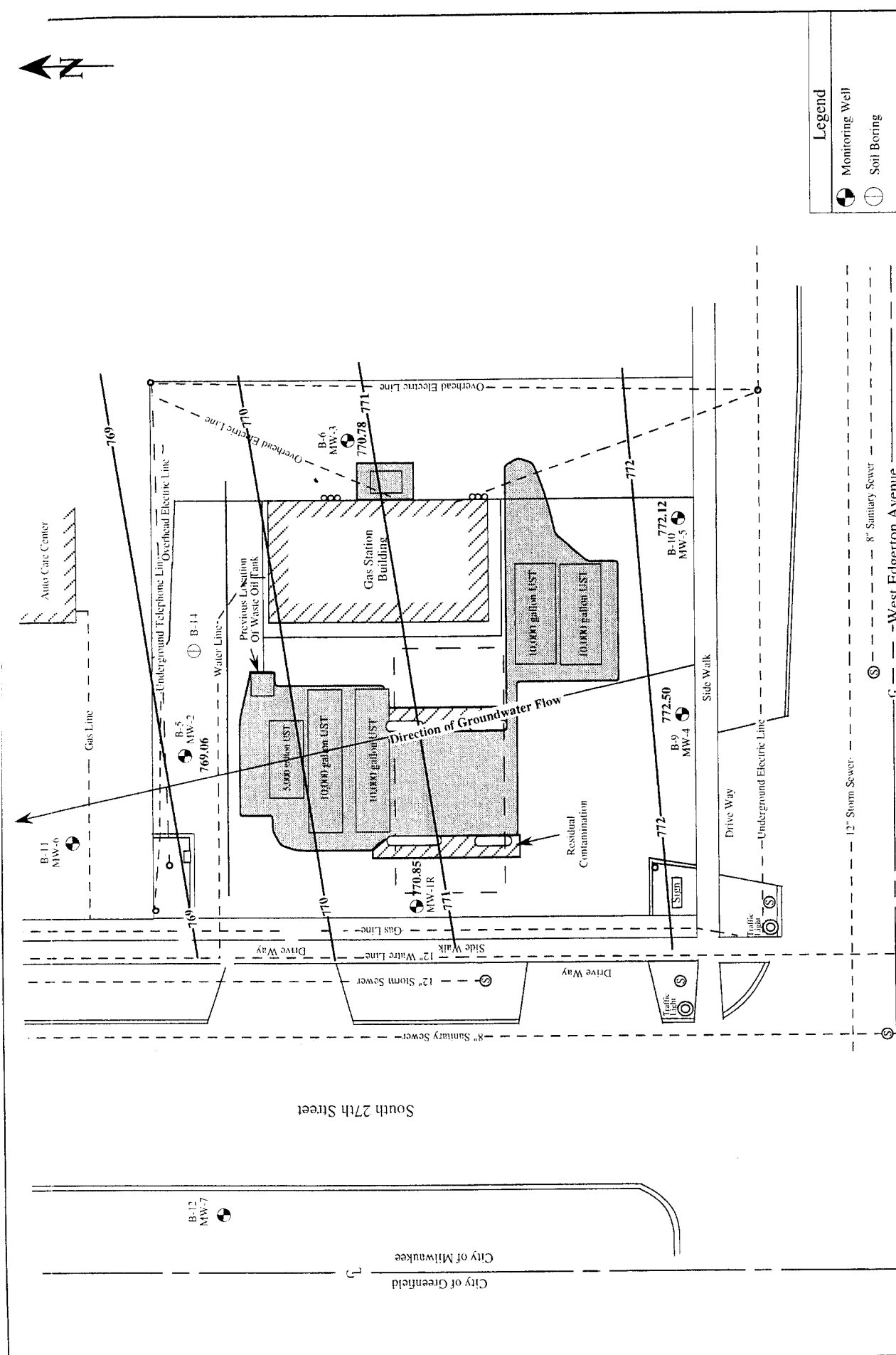
Scale – 1" = 2,000'



Owner: EMJAY INVESTMENTS COMPANY		Engineer K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171	
Location: Emjay Station 5072 South 27th Street Milwaukee, WI 53221-3402			
Figure 1. Groundwater Sample Location Map			
Date March 6, 1997		Drawn by M.K.J.	Project no. 4213
		Checked by P.N.S.	Revised By M.K.J. April 9, 2001
Scale 0' 15' 30'			



Owner: EMJAY INVESTMENTS COMPANY		Engineer: K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171	
Location: Enjay Station 5072 South 27th Street Milwaukee, WI 53221-3402		Figure A-3. Contour Map of Benzene Concentration in Groundwater	
		Date March 6, 1997	Drawn by M.K.J.
		Scale 0' 15' 30'	Checked by P.N.S.
			Revised By Date




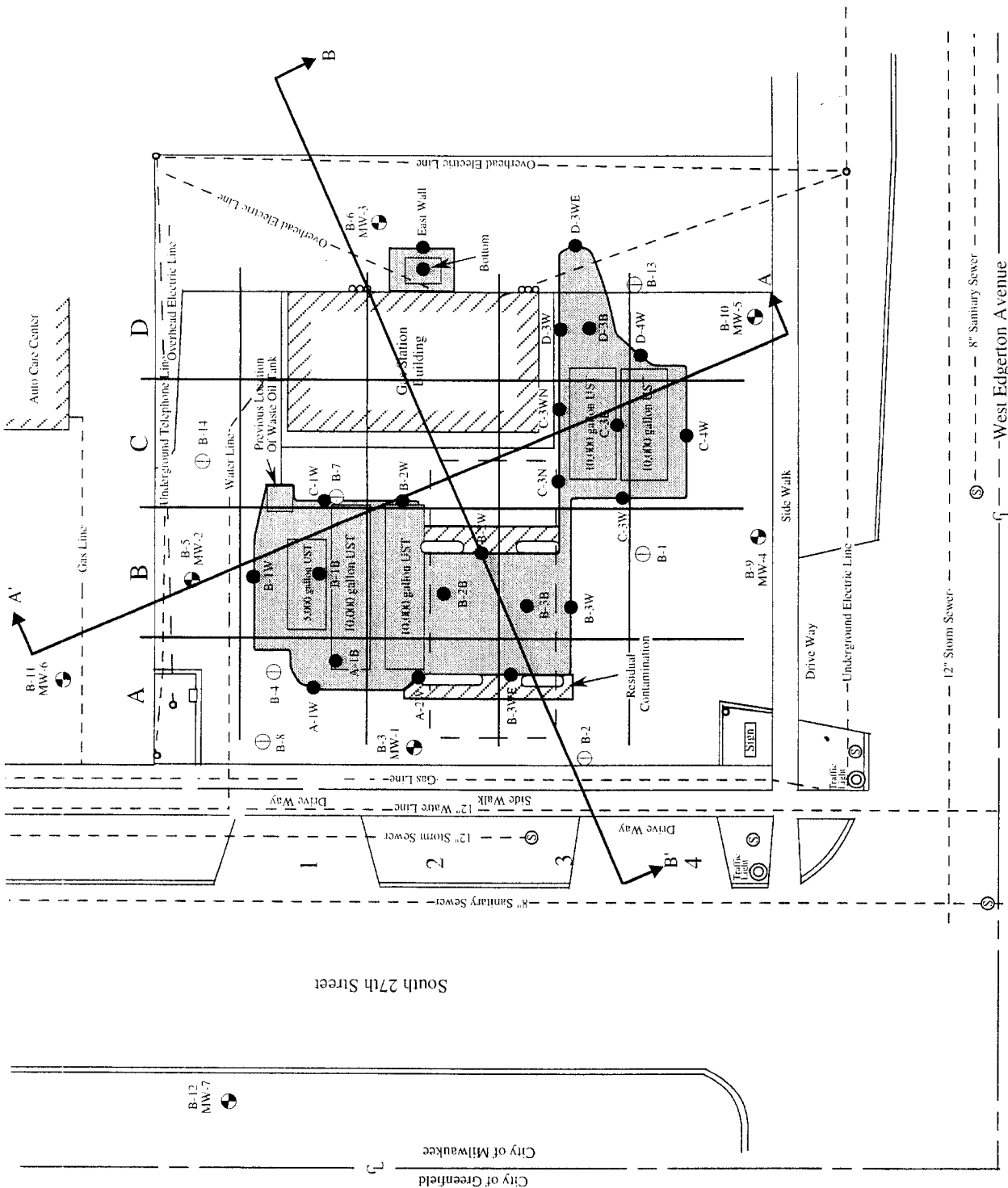
Note: Groundwater elevations are based on 8/3/01 observation		Engineer K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171		Figure 2. Groundwater Elevation Contour Map (8/3/01)	
Owner: EMJAY INVESTMENTS COMPANY					
Location: Enjoy Station 5072 South 27th Street Milwaukee, WI 53221-3402					
		Date March 6, 1997		Drawn by M.K.J.	Project no. 4213
				Checked by M.K.J.	Revised By Date
		Scale 		Checked by P.N.S.	
				September 10, 2001	

Table 1
Groundwater Quality Test Results
Emjay Gas Station, 5072 South 27th Street, Milwaukee, WI (Project #4213)

Well No.	Date	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)	MTBE (ppb)
MW-1	1/6/97	<0.13	0.16	0.40	<1.8	390
MW-1	7/17/98	<i>well damaged during soil remediation</i>				
MW-1R	5/26/00	<0.5	<0.5	<0.5	<0.5	539
MW-1R	9/12/00	<0.5	<0.5	<0.5	<0.5	332
MW-1R	12/13/00	1.93	0.78	1.07	2.43	54.6
MW-1R	3/13/01	7.2	<0.5	<0.5	<0.5	276
MW-1R	8/3/01	<0.5	<0.5	<0.5	<0.5	182
MW-2	1/6/97	<0.13	0.41	0.17	<1.8	82
MW-2	7/17/98	<1.0	<1.0	2.40	2.10	410
MW-2	12/30/98	<0.5	<0.5	<0.5	<0.5	830
MW-2	6/7/99	<0.5	<0.5	<0.5	<0.5	2900
MW-2	9/9/99	2.6	<0.22	0.28	<0.23	2600
MW-2	5/26/00	<0.5	<0.5	<0.5	<0.5	5940
MW-2	9/12/00	<0.5	<0.5	<0.5	<0.5	2120
MW-2	12/13/00	0.55	<0.5	<0.5	1.02	1470
MW-2	3/13/01	0.53	<0.5	<0.5	1.02	1600
MW-2	8/3/01	<0.5	<0.5	<0.5	<0.5	2250
MW-3	1/6/97	<0.13	0.14	0.05	<1.8	12
MW-3	7/17/98	<0.50	<0.50	<0.50	<0.50	11
MW-3	12/30/98	<0.5	<0.5	<0.5	<0.5	4.1
MW-3	6/7/99	<0.5	<0.5	<0.5	<0.5	3.0
MW-3	9/9/99	<0.13	<0.22	<0.2	<0.23	5.3
MW-4	1/6/97	<0.13	0.14	0.34	<1.8	<0.21
MW-4	7/17/98	<0.50	<0.50	<0.50	<0.50	<0.20
MW-4	12/30/98	<0.5	<0.5	<0.5	<0.5	<0.2
MW-4	6/7/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-4	9/9/99	<0.13	<0.22	<0.2	<0.23	<0.16
MW-5	1/6/97	<0.13	0.14	0.17	<1.8	<0.21
MW-5	7/17/98	<0.50	<0.50	<0.50	<0.50	<0.20
MW-5	12/30/98	<0.5	<0.5	<0.5	<0.5	<0.2
MW-5	6/7/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-5	9/9/99	<0.13	<0.22	<0.2	<0.23	<0.16
MW-6	2/3/97	0.22	<0.12	0.34	<1.8	11
MW-6	7/17/98	<0.50	<0.50	<0.50	<0.50	3.2
MW-6	12/30/98	<0.5	<0.5	<0.5	<0.5	2.8
MW-6	6/7/99	<0.5	<0.5	<0.5	<0.5	3.4
MW-6	9/9/99	<0.13	<0.22	<0.2	<0.23	3.2
MW-6	12/13/00	<0.5	<0.5	<0.5	<0.5	3.36
MW-6	8/3/01	<0.5	<0.5	<0.5	<0.5	2.95
MW-7	2/3/97	<0.13	<0.12	0.16	<1.8	<0.21
MW-7	7/17/98	<0.50	<0.50	<0.50	<0.50	<0.20
MW-7	12/30/98	<0.5	<0.5	<0.5	<0.5	<0.2
MW-7	6/7/99	<0.5	<0.5	<0.5	<0.5	<0.2
MW-7	9/9/99	<0.13	<0.22	<0.2	<0.23	3.2
MW-7	8/3/01	<0.5	<0.5	<0.5	<0.5	<0.2
PAL		0.5	140	200	1,000	12
ES		5	700	1,000	10,000	60

Note: PAL denotes Preventive Action Limit and ES denotes Enforcement Standards as per NR 140, March 2000

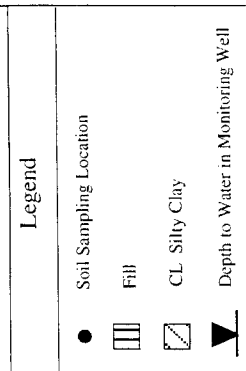


Legend	
	Monitoring Well
	Soil Boring
	Soil Sampling Location

Figure 1. Location of Geologic Sections A-A' & B-B'	
Date	March 6, 1997
Drawn by	M K J
Project no.	4213
Revised By	Date
Checked by	M K J
P N S	30'
Scale	1" = 30'

Engineer
K. SINGH & ASSOCIATES, INC.,
Engineers & Environmental Management Consultants
1135 Legion Drive, Elm Grove, Wisconsin 53122 (414) 821-1171

Owner:
EMJAY INVESTMENTS COMPANY
Location:
Emjay Station
5072 South 27th Street
Milwaukee, WI 53221-3402



Date February 5, 1997	Drawn by M K J	Project no. 4213
	Checked by P N S	Revised by Date

Note: Vertical Scale 1" = 6'

Owner
EMJAY INVESTMENT COMPANY

Location:
Emjay Station
5072 South 27th St
Milwaukee, WI 53227

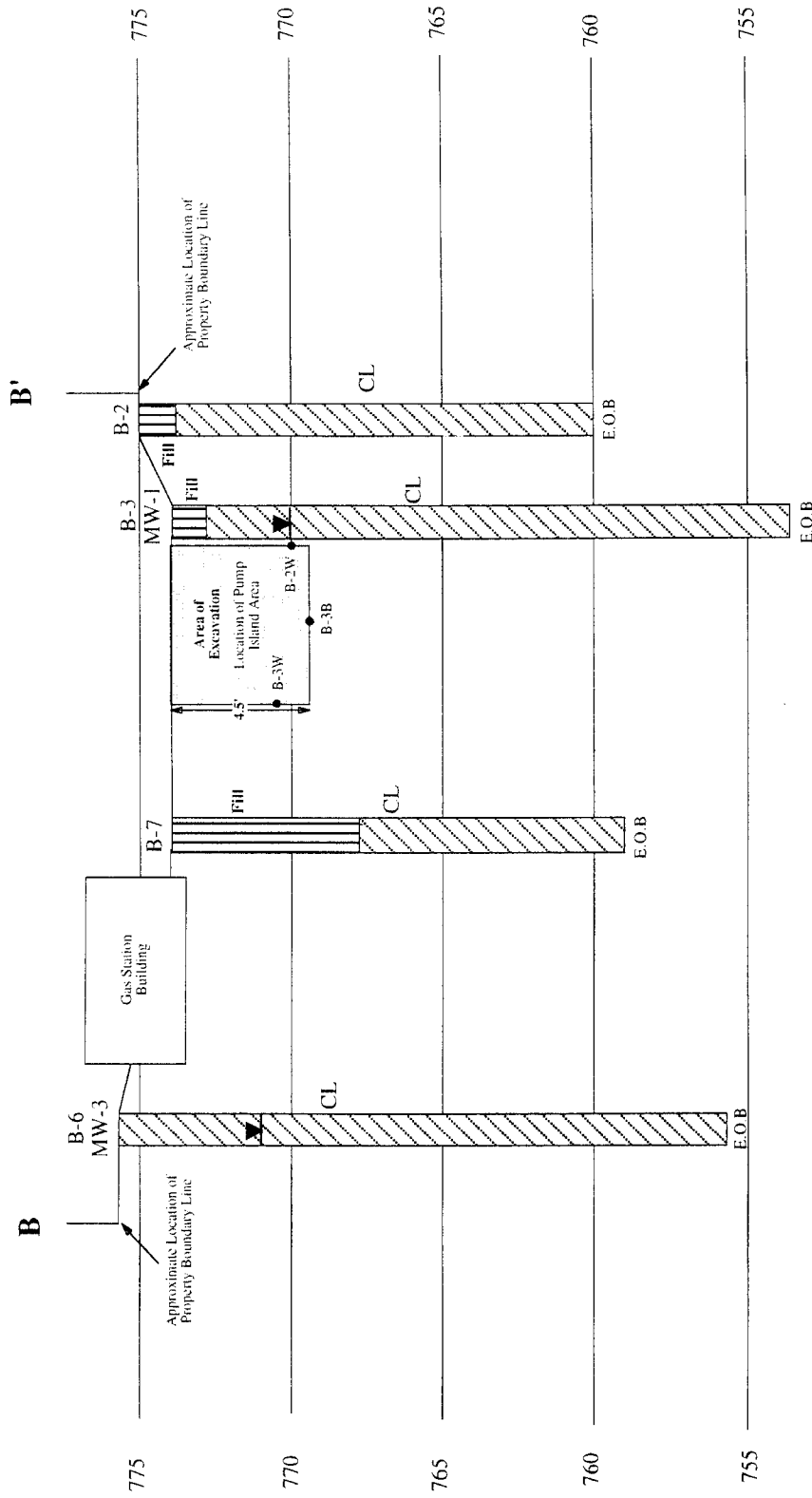
Engineer

K. SINGH & ASSOCIATES, INC.,

Engineers & Environmental Management Consultants

1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171

ELEVATION (FEET MSL)



Legend

- Soil Sampling Location
- ▨ Fill
- ▧ CL Silty Clay
- ▼ Depth to Water in Monitoring Well

Owner ENJAY INVESTMENT COMPANY		Engineer K. SINGH & ASSOCIATES, INC., Engineers & Environmental Management Consultants 1135 Legion Drive, Elm Grove, Wisconsin 53122, (414) 821-1171			
Location: Enjay Station 5072 South 27th Street Milwaukee, WI 53221		Figure 3 - Geologic Section B-B'			
		Date February 5, 1997	Drawn by M.K.J.	Project no. 4213	Date
		Scale 0' 15' 30'	Checked by P.N.S.	Revised by	



K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Management Consultants

RECEIVED

January 16, 2002

JAN 17 2002

Project #4213

Mr. Ronald D. Leonhardt
City Clerk, Milwaukee
200 East Wells Street, Room #205
Milwaukee, WI 53202

ERS DIVISION
MILWAUKEE

Subject: Information on Groundwater and Soil Contamination at
Emjay Station, 5072 South 27th Street, Milwaukee, WI 53221
(COMM #53221-3402-72)
(WDNR BRRTS #03-41-112653)

Dear Mr. Leonhardt:

The Wisconsin Department of Commerce has requested that we provide information concerning the groundwater and soil contamination originating from the above referenced site. A layout of the above referenced site is shown on Figure 1. This information is provided to alert you of the potential to come into contact with residual petroleum contaminated groundwater and soil when working on the South 27th Street right-of-way.

The spatial extent of petroleum contamination was delineated through groundwater and soil sampling. Figure 2 provides a plan-view of contours delineating the concentration of methyl tert-butyl ether (MTBE) in parts per billion (ppb) of groundwater sampled in 1997. Groundwater samples collected in September 2001 indicate that the groundwater contamination is confined to the northeastern portion of the property. Table 1 provides information on the residual groundwater contamination. Groundwater flow direction is to the northeast. A contour map of benzene concentration in soil collected in December 1996 and January 1997 is shown on Figure 3. Excavation and off-site bio-remediation of approximately 1,200 tons of contaminated soil was completed in 1998, and Figure 4 shows where the excavation was conducted. Information on residual soil contamination is included in Table 2, which provides soil quality test results for samples collected from the soil borings and the sidewalls and floors of the excavation.

If you have any questions or concerns regarding this submittal, please contact us.

Sincerely,

K. SINGH & ASSOCIATES, INC.

Kristin A. Schultheis
Staff Hydrogeologist

Pratap N. Singh, Ph.D., P.E.
Project Manager

Enc: Site Layout (Figure 1)
Contour Map of MTBE Concentration in Groundwater (Figure 2)
Groundwater Quality Test Results (Table 1)
Contour Map of Benzene Concentration in Soil (Figure 3)
Area of Excavation and Residual Soil Contamination (Figure 4)
Summary of Soil Quality Test Results (Table 2)

CC: Jeffrey S. Polenske/City Engineer, Milwaukee
Linda M. Michalets/Department of Commerce
Mr. Monte Sweet/Emjay Investments, LLC
Project File